

380 MAIN STREET LONGMONT, CO 80501



Retail and Office Space Directly on Main Street!



Sale Price: \$2,650,000

Rare opportunity to own a large multi-use building in the heart of Longmont's Historic District. Located on the corner of 4th and Main Street, this building is in the heart of bustling downtown Longmont. Built in 1910, besides being a former bank, the building was home to the Woolworth's Department Store. Currently the first floor is fully equipped to be downtown's newest eatery! With approximately 9,000sqft, there is a fully equipped bar and kitchen, tap lines connected through the basement, grease trap and walk in refrigeration. The entire second floor is built out for office space, perfect for either a single user or multiple tenants. With 8,000 sqft, there is an elevator, several restrooms and conference rooms. The basement has a speak easy retail space, a bank vault and limitless storage.



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Property Type: Retail/Office
 Building Class: B
 Current Use: Retail Restaurant/Bar on main level. Office space on 2nd floor.
 Building Area Total: 26,750 SF
 Main Floor: 9,375 SF
 Upper Floor: 8,000 SF
 Basement: 9,375 SF
 Year Built: 1910
 Annual Taxes: \$93,881 (2023)
 Construction: Block/Brick

Occupancy: 100% Vacant
 Land size: 9,417 SF
 Vehicle Traffic Count:
 Parking: Ample street and public parking nearby
 1 Drive-in and 1 dock door
 Zoning: MU-D Mixed-Use Downtown
 3 blocks to light rail



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Welcome To Longmont Colorado!

Downtown Longmont boasts innovative craft breweries, cideries, and distilleries, nationally recognized restaurants, one-of-a-kind boutiques and shops, eclectic public art and galleries, and relaxing personal services, all comprising our Colorado Certified Creative District and National Historic District.

Flanked by the Historic East Side and West Side neighborhoods, home to three contemporary mixed-use housing developments, and neighboring three public parks just steps away, Downtown Longmont blends historic old town charm with modern urban spark. There's truly something for everyone.



Demographics of Longmont:

Population 2023-

1 Mi Radius	3 Mi Radius	5 Mi Radius
12,724	88,849	107,322

Population Projection 2028-

1 Mi Radius	3 Mi Radius	5 Mi Radius
12,794	89,849	109,268

Average Household Income 2023-

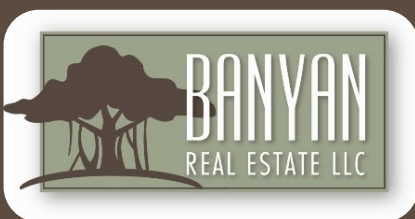
1 Mi Radius	3Mi Radius	5 Mi Radius
\$85,953	\$103,498	\$108,839

Average Daily Volume of Traffic on Main Street at 4th Ave-

31,861

Downtown Longmont Projects::

Hotel Longmont is a boutique hotel breaking ground in 2024 and set to bring 84 guest rooms, a rooftop restaurant and meeting space in 2025! Hotel Longmont is situated diagonally south-east from 380 Main Street.



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